

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**7, ROCHFORD WALK
WISBECH
PE13 3SU**

THE PROPERTY: ONE OF THE HIGHLY SOUGHT AFTER BEVERLEY STYLE ALLISON HOUSES, SITUATED AT THE END OF THIS HIGHLY SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC * 27FT LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * USEFUL UTILITY * ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: oieo £290,000 **FREEHOLD EPC BAND C** **REF.8781**

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF.8781 7, ROCHFORD WALK, WISBECH.

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road to the traffic lights and turn left into Norwich Road. Follow the road and turn seventh right into Boyces Road, second left into Bush Lane, first left into Maldon Road, first left into Peldon Drive, first right into Frinton Way and first right into Rochford Walk. The property is on the right-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With light.

ENTRANCE HALL: With laminate floor, stairway off.

LOUNGE/DINER: 27' 2" (max) x 12' (max) With feature fire surround enclosing an electric 'flame effect' fire, serving hatch to;-

FITTED KITCHEN: 11' 3" (max) x 10' 3" (max) With walk-in larder with shelving & light point, understairs cupboard, tiled floor, part tiled walls, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, built in electric hob, built in electric oven, preparation surfaces with drawers & cupboards under.

GROUND FLOOR CLOAK ROOM/W.C.:

With low level W.C., hand wash basin with mixer tap, part tiled walls.

UTILITY: 7' 5" (max) x 5' 3" (max) With part tiled walls.

REAR ENTRANCE LOBBY: With tiled floor.

FIRST FLOOR:

LANDING: With access to loft with light point.

BATHROOM/W.C.: With low level W.C., pedestal wash basin, panelled bath with mixer tap & shower attachment, part tiled walls, tiled floor, heated towel rail.

BEDROOM NO 1: 15' 6" (max) x 11' 1" (max) With range of fitted unit including wardrobe/cupboards, dressing units with drawers etc.

BEDROOM NO 2: 13' 10" (max) x 11' 4" (max) With built in airing cupboard housing Ideal gas fired wall mounted combi-boiler.

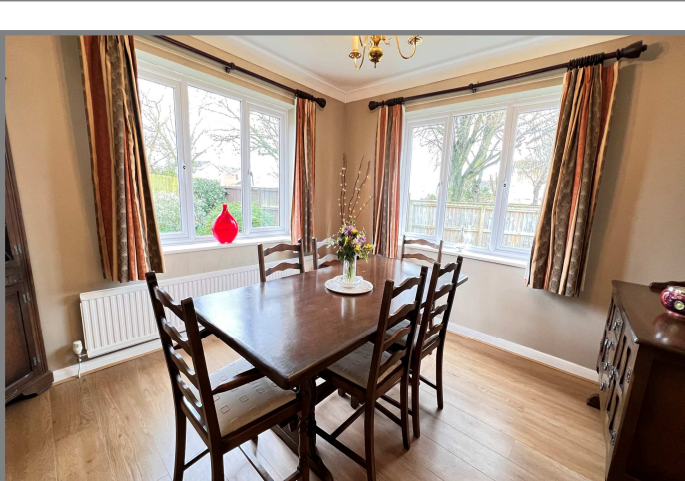
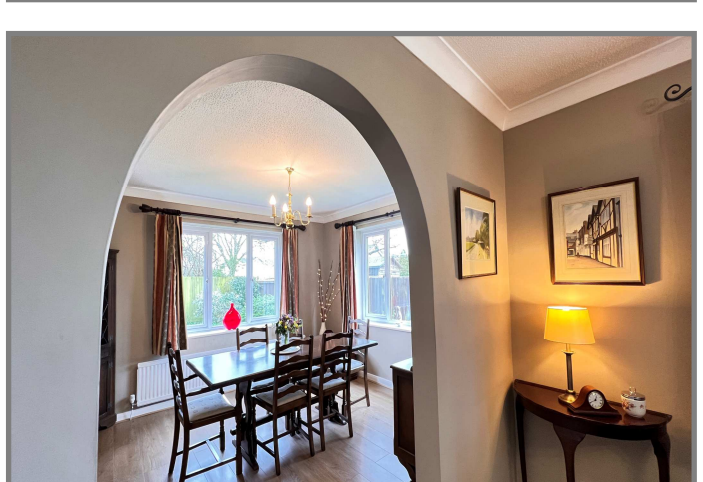
BEDROOM NO 3: 8' 9" (max) x 7' 5" (max).

OUTSIDE: COLD WATER TAP : OUTSIDE LIGHTS

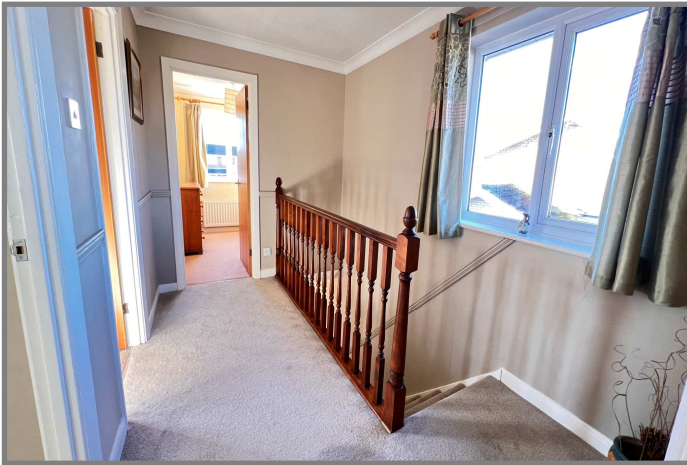
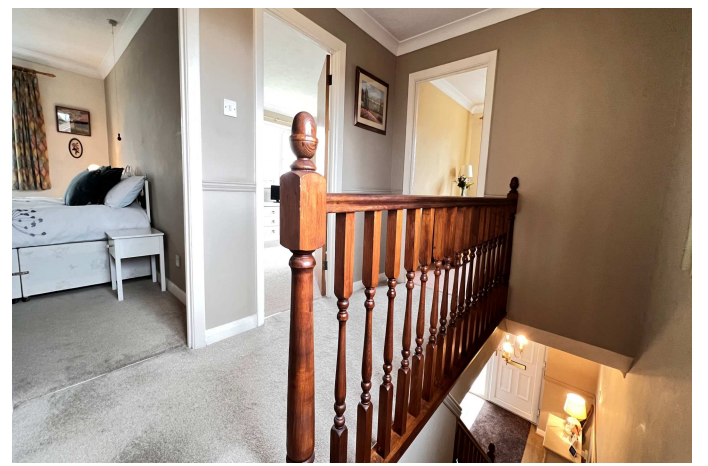
GARAGE: 15' 10" (max) x 8' 1" (max) With up & over door, power & lighting.

GARDENS: To front and side laid to lawn with trees, shrubs and a paved strip driveway/multi-vehicle off road parking space. Wrought iron gate to side opens on to a paved pathway leading to enclosed rear garden which is also laid to lawn with borders, shrubs and paved pathways.

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